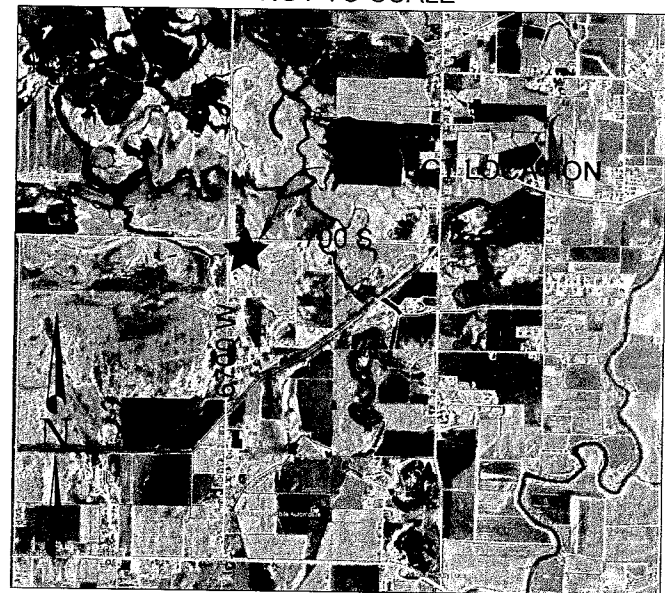


HARPER SUBDIVISION
A LOT-AVERAGE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2025

VICINITY MAP
NOT TO SCALE



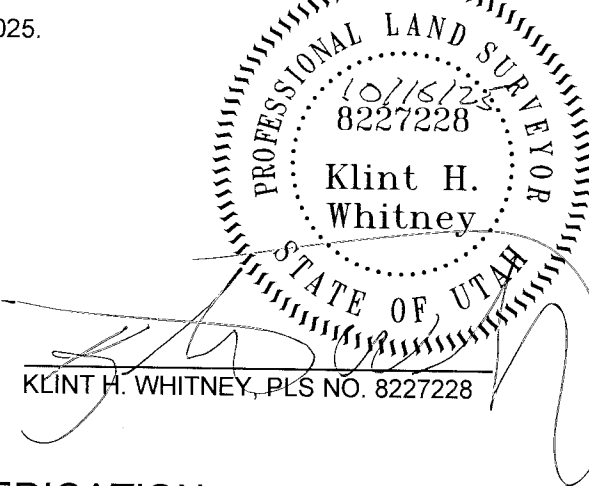
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°03'28" EAST 33.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 00°34'06" WEST 33.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 12 AND RUNNING THENCE SOUTH 89°03'28" EAST 828.30 FEET; THENCE SOUTH 00°33'55" WEST 1104.83 FEET; THENCE NORTH 89°03'28" WEST 247.30 FEET; THENCE NORTH 00°33'46" EAST 748.39 FEET; THENCE NORTH 89°25'43" WEST 580.97 FEET; THENCE NORTH 00°34'06" EAST 360.20 FEET TO THE POINT OF BEGINNING. CONTAINING 481,410 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARPER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 16 DAY OF OCTOBER, 2025.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HARPER SUBDIVISION A LOT-AVERAGE SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH.

SIGNED THIS ___ DAY OF ___, 2025.

BY: KENDELL JAY HARPER

BY: CINDY LAELENE HARPER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of ___, 20___, before me ___, (NOTARY), A Notary Public, personally appeared KENDELL JAY HARPER, (SIGNER), Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

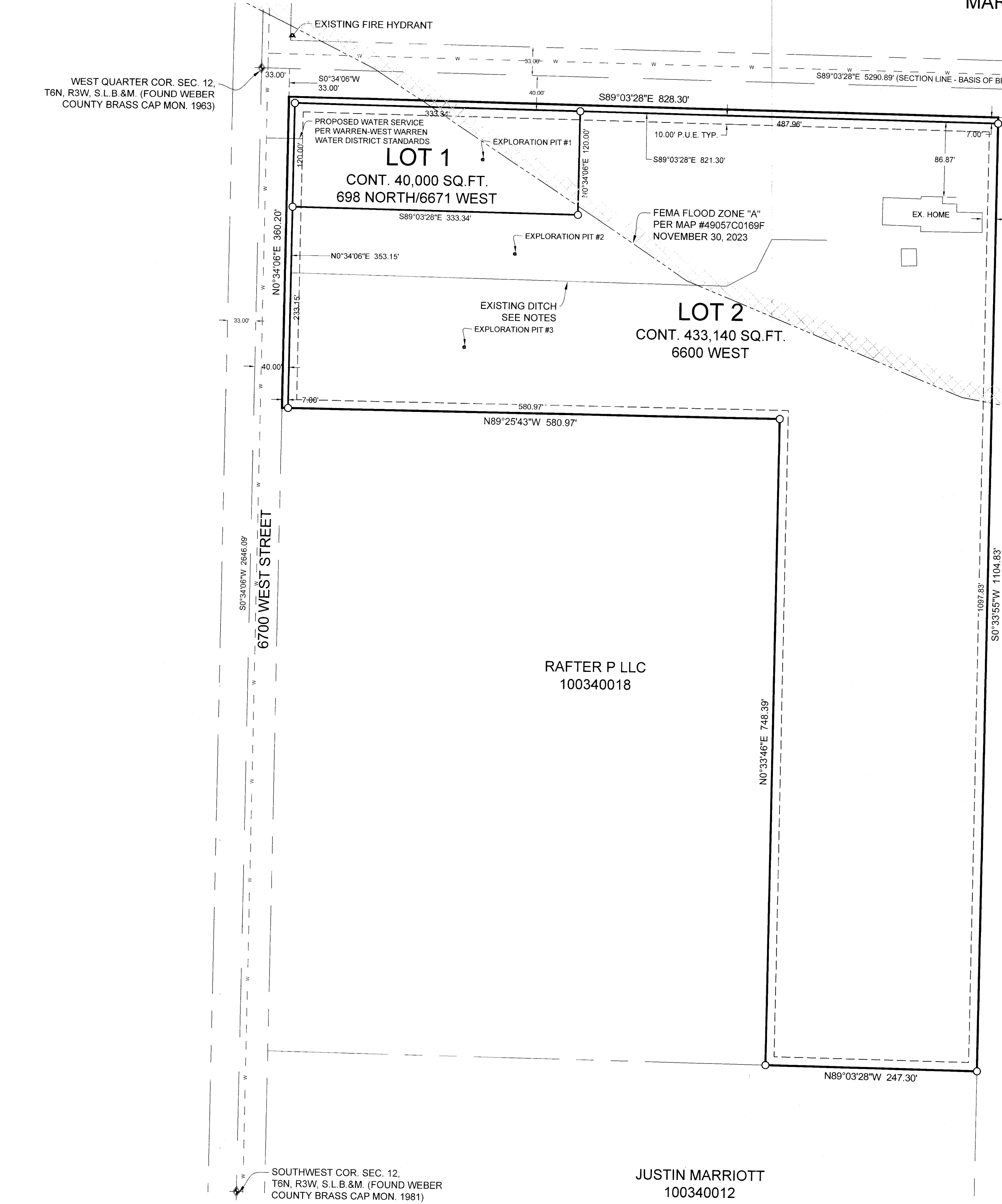
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of ___, 20___, before me ___, (NOTARY), A Notary Public, personally appeared CINDY LAELENE HARPER, (SIGNER), Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC



RAFTER P LLC
100340010

RAFTER P LLC
100340018

JUSTIN MARRIOTT
100340012

AREA TABLE				
ZONE	LOT	AREA SQ.FT.	WIDTH	
A-3	1	40,000	120'	
A-3	2	433,140	487.96	
TOTAL		473,140	607.96	
AVERAGE 473,140 SQ.FT. / 2 LOTS = 236,570 SQ.FT. OR 5.43 AC / LOT				
AVERAGE WIDTH = 303.98' PER LOT				

NOTES

WASTEWATER SITE AND SOILS EVALUATION #14666
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0404428 E 4569455 N
0-14" LOAM, BLOCKY STRUCTURE
14-42" FINE SANDY LOAM, WEAK MASSIVE STRUCTURE
GROUNDWATER ENCOUNTERED AT 42 INCHES

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0404429 E 4569488 N
0-16" SILT LOAM, BLOCKY STRUCTURE
16-50" SILT LOAM, WEAK MASSIVE STRUCTURE
GROUNDWATER ENCOUNTERED AT 50 INCHES

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0404434 E 4569521 N
0-16" SANDY LOAM, BLOCKY STRUCTURE
16-49" SANDY LOAM, WEAK MASSIVE STRUCTURE
GROUNDWATER ENCOUNTERED AT 49 INCHES

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

THE EXISTING DRAINAGE DITCH IS SOLELY FOR THE USE OF THE OWNERS OF LOT 1 THEIR SUCCESSORS OR ASSIGNS AND MAY BE RELOCATED OR REMOVED WITHIN LOT 1 AT THE LOT OWNERS DISCRETION.

FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4.020 OF THE WEBER COUNTY CODE.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SHANE COTA. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°03'28" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBERS 1255564, QUIT CLAIM DEED RECORDED AS ENTRY # 1620633 AND DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE BOUNDARY LOCATION. RECORD OF SURVEY 3109 WAS ALSO USED TO DETERMINE BOUNDARY LOCATION.

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ___ DAY OF ___, 2025

DIRECTOR WEBER-MORGAN HEALTH DEPT.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ___ DAY OF ___, 2025.

COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ___ DAY OF ___, 2025.

COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ___ DAY OF ___, 2025.

COUNTY ENGINEER